

CITY OF ISSAQUAH

PROPOSED DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of Proposal: Kelkari is a multifamily residential development originally approved in 1998 with a total of 189 dwelling units in 9 buildings. Phase 1, with 63 dwelling units and a clubhouse was completed in 1999. The current proposal is for Phases 2 and 3; consisting of 72 residential townhouse-style units. With the current proposal, the total development would be reduced from 189 to 135 dwelling units. The buildings, access and site amenities are generally located in the same areas previously approved for development. The current proposal is for a minor amendment to the previously-approved land use permits.

Proponent: IS Property Investments, LLC
419 Occidental Ave S, Suite 300
Seattle, WA. 98104
Attn: David MacDuff

Permit Number: MSPA16-00001, ASDP16-00004, BSP16-00001, SEP16-00004

Location of Proposal: 1000 Cabin Creek Lane
Parcel #s: 380090-0010; 0020; 0070; 0080; 0090; 0100; 0120; 0130
SE1/4, Section 33, Township 24N, Range 6E

Lead Agency: City of Issaquah

Determination: The lead agency has determined this proposal would not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

Comments: This Proposed DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days. Written comments may be submitted between December 13, 2016 and December 28, 2016. The Responsible Official will reconsider the DNS based on timely comments and may retain, modify, or if significant adverse impacts are likely, withdraw the DNS.

Appeals: You may appeal this determination by filing a Notice of Appeal with the Issaquah Permit Center located at 1775 12th Ave. NW, Issaquah between December 13, 2016 and December 28, 2016. Appellants should prepare specific factual objections. Contact the SEPA Responsible Official to read or ask about the procedures for SEPA appeals.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Notes:

1. This threshold determination is based on review of the Plan Set including civil, landscape, critical area and architectural plans received February 16, 2016; Preliminary Grading and Utility Plan, CORE Design, August 30, 2016; Wall Exhibit, CORE Design, August 30, 2016; Site Disturbance Exhibit, Core Design, September 19, 2016; Preliminary Technical Information Report, CORE Design, December 16, 2015; Wetland & Stream Delineation Study, Watershed Company, February 12, 2016; Critical Area Study, Watershed Company, February 15, 2016; Technical Memo, Watershed Company, April 13, 2016; Wetland Stream Delineation Study, Watershed Company, July 19, 2016; Response to ESA July 19, 2016, Revised July 22, 2016, Watershed Company, July 22, 2016;

Response to 2nd ESA Review, Watershed Company, August 31, 2016, Biological Evaluation, Watershed Company, February 15, 2016; ILF Use Plan, Watershed Company, October 4, 2016; Wetland Fill Plans, Watershed Company, October 12, 2016; Mitigation Plan, Watershed Company, October 25, 2016; Mitigation & Stream Impacts, Watershed Company, November 1, 2016; Bio Evaluation re: NW-2016-119, Corps of Engineers, May 31, 2016; ESA Section 7 Informal Consultation, NMFS, July 6, 2016; Geotechnical Report, Terra Associates, December 29, 2015; Critical Area Report, Terra Associates, February 11, 2016; Critical Area Report (revised), Terra Associates, July 19, 2016; Geo-tech review letter, Terra Associates, July 19, 2016; Slope Stability, Terra Associates, August 18, 2016; Geo-Tech Memo, Terra Associates, August 30, 2016; Geo-tech Review, Terra Associates, September 27, 2016; Cultural Resources Memo, Terra Associates, August 30, 2016; Cultural Resources Memo, Tierra ROW, January 22, 2016; Corps of Engineers NWS-2016-00119 (DAHP), July 13, 2016; Traffic Impact Analysis, TENW, February 8, 2016; Trail Location Exhibit, CORE Design; November 4, 2016; ; and other documents in the file.

- 2) The Final Staff Evaluation for this SEPA determination dated December 7 December 2016 is incorporated by reference.
- 3) Issuance of this threshold determination does not constitute approval of the project proposal. The proposal will be reviewed for compliance with all applicable City of Issaquah codes, which regulate development activities.

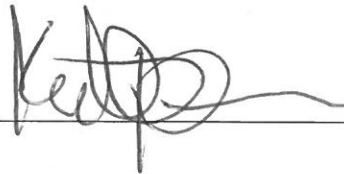
SEPA Responsible Official: Keith Niven, AICP, CECd

Position/Title: Economic Development & Development Services Director

Address/Phone: P.O. Box 1307, Issaquah, WA 98027-1307, (425)837-3430.

Date: 13 Dec 2016

Signature:



cc: Washington State Department of Ecology
Muckleshoot Indian Tribe
Snoqualmie Indian Tribe
U.S. Army Corps of Engineers
Washington State Department of Fish and Wildlife
Washington State Department of Archeology and Historic Preservation (DAHP)
Parties of Record
Issaquah Development Services Department